



PLANNING COMMISSION

The Planning Commission meets the first and third Wednesday of the month at 7:00 p.m. in the City Council Chambers. All meetings are open to the public. Speakers are asked to complete a "Speaker Information" card (available at the meeting) and deposit it in the box at the podium. No new items will be discussed after 11:00 p.m. If there are items remaining they will be heard at the next regular meeting.

General Plan Amendments, Zone Changes and Variances require a public hearing before the Planning Commission and the City Council. They will automatically be submitted to City Council for hearing approximately 45 days after the Planning Commission hearing.

Actions of the Community Development Director or Planning Commission may be appealed by the applicant, City Council, City Manager, or other interested parties by filing a written notice of appeal along with the required appeal fee with the City Clerk within 15 days of the action.

Staff reports are available for review at the Community Development Department, Civic Center Main Library and the City Clerk's Office. Questions or concerns may be directed to Planning Manager Jane Isomoto at 310.618.5990. Agendas and Minutes are posted on the City of Torrance Home Page www.torrnet.com.

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in this meeting, please call 310.618.5990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.
[28CFR 35.102-104 ADA Title II]

HOURS OF OPERATION

Monday through Friday from
7:30 a.m. to 5:30 p.m.

Offices are closed alternate Fridays.

City Hall will be closed
Friday, October 14 & 28

CITY OF TORRANCE PLANNING COMMISSION

CITY COUNCIL CHAMBERS
CITY HALL, 3031 TORRANCE BOULEVARD
TORRANCE, CALIFORNIA 90503

WEDNESDAY, OCTOBER 19, 2005
7:00 P.M.

**"Unlike most forms of geometric expansion, there
is no reason to believe that the expansion of
knowledge has any inherent limits."**

NATHAN ROSENBERG

AGENDA

1. CALL TO ORDER
2. FLAG SALUTE
3. ROLL CALL / MOTIONS FOR EXCUSED ABSENCE
4. MOTION TO ACCEPT AND FILE REPORT ON POSTING OF AGENDA
5. APPROVAL OF MINUTES: AUGUST 17, 2005
6. REQUESTS FOR POSTPONEMENTS

ROLL CALL: ____ Drevno ____ Faulk ____ Guyton ____ Horwich ____ LaBouff ____ Muratsuchi ____ Chairperson Uchima

7. TIME EXTENSIONS

A. MIS05-00244: ALBERT C. EDWARDS / ELEGANT TOWNHOMES
(JEANNE T. CHAN)

Planning Commission consideration for approval of a Time Extension of two previously approved Division of Lots (DIV03-00014 & DIV03-00015) to allow the subdivision of two existing lots for condominium purposes on property located in the R-2 Zone at 18417 and 18421 Mansel Avenue. (Res. No. 05-148)

8. CONTINUED HEARINGS

A. PRE04-00015, WAV05-00017: MICHAEL AND CAROLYN WELLENS

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two story single family residence with a semi-subterranean garage and a height Waiver to allow the structure to exceed the 27 foot height limitation on property located in the Hillside Overlay District in the R-1 Zone at 208 Paseo De Granada. (Res. Nos. 05-107, 05-108)

B. PRE05-00023, WAV05-00013: LES ARNESON

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of first and second story additions to an existing one story single family residence and a Waiver of the required side and front-facing garage setback requirements on property located in the Hillside Overlay District in the R-1 Zone at 207 Via Anita. (Res. No.'s 05-116, 05-117)

9. WAIVERS

A. WAV05-00026: ANNETTE DIETZ

Planning Commission consideration for approval of a Waiver to allow the height of a new retaining wall to exceed the maximum height limit in conjunction with first floor additions to an existing one story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 22503 Warmside Avenue. (Res. No. 05-149)

B. WAV05-00027: GREG AND LEE ANNE ROBINSON

Planning Commission consideration for approval of a Waiver to allow a reduction in the side yard setbacks in conjunction with the construction of a second unit above a four-car garage on property located in the R-3 Zone at 1315 Arlington Avenue. (Res. No. 05-150)

10. FORMAL HEARINGS

A. PRE05-00027: WESLEY S. OHYE

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of first story additions to an existing one story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 4538 Highgrove Avenue. (Res. No. 05-151)

B. PRE05-00029, WAV05-00018: CHRIS AND RAE FRIES (ROBERT M. HARDING)

Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of first and second story additions to an existing one story single family residence and a Waiver to allow a reduction in the rear yard setback requirement on property located in the Hillside Overlay District in the R-1 Zone at 22626 Susana Avenue. (Res. Nos. 05-152, 05-153)

- C. PRE05-00032: MR. & MRS. CHRIS BENOIT
Planning Commission consideration for approval of a Precise Plan of Development to allow first and second story additions to an existing two story single family residence on property located in the Hillside Overlay District in the R-1 Zone at 2710 Ridgeland Road. (Res. No. 05-154)
- D. CUP05-00028, DIV05-00015: MIKE BIHN (MICHAEL MULLIGAN)
Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of four new condominium units and a Division of Lot for condominium purposes on property located in the R-3 Zone at 1927 Plaza Del Amo and 2312 Andreo Avenue.
(Res. Nos. 05-141, 05-142)
- E. CUP05-00029, DIV05-00016: 1627 GREENWOOD AVE LLC (RUDY ROCCO)
Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of a new two-unit condominium project and a Division of Lot for condominium purposes on property located in the R-2 Zone at 1627 Greenwood Avenue. (Res. Nos. 05-155, 05-156)

- 11. RESOLUTIONS**
- 12. PUBLIC WORKSHOP ITEMS**
- 13. MISCELLANEOUS ITEMS**
- 14. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS**
- 15. LIST OF TENTATIVE PLANNING COMMISSION CASES**
- 16. ORAL COMMUNICATIONS FROM THE PUBLIC**
- 17. ADJOURNMENT**

ROLL CALL: ____ Drevno ____ Faulk ____ Guyton ____ Horwich ____ LaBouff ____ Muratsuchi ____ Chairperson Uchima